



## City of Redmond Planning Commission December 21, 2005 Meeting Summary

### **Planning Commissioners in Attendance:**

Kim Allen, Tom Hinman, Korby Parnell, Suzanne Querry and Martin Snodgrass.

### **Staff in Attendance:**

Lori Peckol, Gary Lee, Rob Odle, Redmond Planning Department

### **Business Conducted:**

Chair Martin Snodgrass called the meeting to order at 7:05 p.m. The agenda was approved. The Commissioners excused Commissioner Petitpas. No one spoke under Items from the Audience.

Chair Snodgrass opened the study session on the 2005 Downtown Redmond Development Guide Amendment (DGA). Commissioner McCarthy led the discussion and Gary Lee, Senior Planner, and Rob Odle, Policy Planning Manager, responded to questions. The Commissioners completed their recommendations for three topics: issue 3, pedestrian map updates (supported staff recommendation with one modification to continue a Type 5 designation for 161<sup>st</sup> Avenue NE due to its proximity to the transit center and potential future high capacity transit service); issue 9, standards for ground floor residential uses (all but one Commissioner supported the staff recommended grade separation); and issue 16, whether to establish a minimum ceiling height for ground floor building space in commercial or mixed use zones (unanimously agreed to not recommend this change). The Commissioners continued discussion of issue 5, standards for building height but were split 3-3 on whether to support staff's recommended change. Commissioners McCarthy, Hinman, and Parnell supported the change, reasoning that the proposed approach was simpler and more flexible than current standards, and would lead to greater variety in the skyline. Commissioners Allen, Snodgrass and Querry did not support the change, expressing concern about the potential for buildings to be constructed taller and create a tunnel and shadow effect. Commissioner Allen commented that she would support an expedited process for applicants to seek a small change in building height. Commissioner McCarthy noted that the Commission would resume discussion on the Downtown DGA on January 18, 2006. He also reminded Commissioners to email or call Mr. Lee with any concerns or questions regarding issues scheduled for discussion on January 18.

Chair Snodgrass opened the study session on principles for development of a 2030 land use concept as part of the Overlake Neighborhood Plan update. Lori Peckol, Principal Planner, provided an overview, including the context for the discussion relative to other aspects of the Neighborhood Plan update, background, recent staff work, and staff's recommendation regarding principles from the existing vision as well as additional principles for use in developing a preliminary 2030 land use concept. She asked the Commission for feedback on the principles and whether there were any additional principles that should be used. In presenting the principles, Ms. Peckol clarified that the bullet concerning the relationship of any increases in employment capacity to increased housing capacity should be re-worded to speak to housing goals in the sub-area, rather than housing capacity since the area has significant housing capacity already.

The Commission endorsed the staff recommended principles and suggested including the following additional principles in developing a preliminary 2030 land use concept:

- As part of the study, evaluate the potential for nodes of higher density residential development (higher than currently allowed) in certain locations in the Overlake Mixed Use Core.
- Include the principle of housing affordability for all economic segments of the population.
- Include a principle for designing developments and public improvements to promote safe neighborhoods (discourage crime, contribute to a safe environment for pedestrians).

- Add a principle concerning transportation, specifically encouraging people to use modes other than driving alone, such as walking, transit, and bicycling.
- Add a principle to improve the linkage between development in the Overlake Study Area and provision of parks, open space, and other amenities.

The Commissioners also commented that they would like to hear a staff review of the BROTS agreement, including how well it has worked and recommended changes for the future.

Chair Snodgrass thanked Commissioner Allen for her several years of service on the Planning Commission and recognized her outstanding contributions on behalf of the Redmond community.

Chair Snodgrass adjourned the meeting at 10:00 p.m.